PLAN COMMISSION
TUESDAY, JULY 7, 2026
7:00 PM
VILLAGE BOARDROOM
24401 W. LOCKPORT STREET
PLAINFIELD, IL 60544
Agenda

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

APPROVAL OF MINUTES

- Approval of the Minutes of the Plan Commission held on June 16, 202
  06-16-26 Plan Commission Minutes.pdf

PUBLIC COMMENTS

DEVELOPMENT REPORT

OLD BUSINESS

NEW BUSINESS

1. 15707 S. ROUTE 59 LLC (CASE 2135-052926.AA.REZ)

1.a Seeking a motion to open a public hearing to consider a request for annexation and rezoning from default R-1 (Low Density Single-Family Residential District) to BT (Business Transition District) for the property located generally east of Illinois Route 59 between Norman Avenue and Fort Beggs Drive (PIN 06-03-15-301-009-0000), in Will County, Illinois.

1.b Seeking a motion to close the public hearing for the requested annexation and rezoning from default R-1 (Low Density Single-Family Residential District) to BT (Business Transition District) for the property located generally east of Illinois Route 59 between Norman Avenue and Fort Beggs Drive (PIN 06-03-15-301-009-0000), in Will County, Illinois.

1.c Seeking a motion to recommend approval of the proposed annexation of the property commonly known as 15707 S. Route 59 (PIN 06-03-15-301-009-0000) as a logical extension of the Village's municipal boundary.

1.d Seeking a motion to adopt staff's finding of facts as the findings of fact of the Plan Commission and recommend approval of the requested map amendment (re-zoning) of the subject property from R-1 to BT.

15707 S. RT 59 Staff Report Packet.pdf

DISCUSSION

ADJOURN

REMINDERS

- July 9th - Historic Preservation at 7:00 p.m.
- July 13th - Committee of the Whole Workshop at 7:00 p.m.
- July 15th - Evening with the Mayor at 7:00 p.m. - Grande Park, 26333 W. Grand Park Blvd.
- July 20th - Village Board Meeting at7:00 p.m.
- July 21st - Plan Commission at 7:00 p.m.

Plan Commission

Plan Commission
Record of Minutes

Date: June 16, 2026 Location: Village Hall

CALL TO ORDER
Chairman Minnis called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG
Chairman Minnis led the pledge to the flag.

ROLL CALL

Present:	Commissioners Faheem, Campanella, Heinen, Nicholson, Wagner and Chairman Minnis Ex-Officio Kern, non-voting
Absent:	Commissioner Valerga and Ex-Officio Stogdill, non-voting
Staff Present:	Alyssa Martin, Planner II; and Steve Amann, Engineer with Baxter & Woodman

APPROVAL OF MINUTES
Commissioner Nicholson made a motion to approve the Minutes of the Plan Commission meeting held on June 2, 2026 as presented. Second by Commissioner Campanella. The motion carried unanimously by voice vote:

Ayes: Campanella, Faheem, Heinen, Nicholson, Wagner and Minnis
Nays: None
Absent: Valerga

PUBLIC COMMENTS
No Public Comments.

DEVELOPMENT REPORT
No Development Report.

OLD BUSINESS
No Old Business.

NEW BUSINESS

BLUESTEM SUBDIVISION (CASE 2121-122325.AA.SU.PP)
Commissioner Faheem motion to open a Public Hearing for the proposed request for annexation and special use for a Planned Development (PD) for a 91 unit single-family residential subdivision, for the property located at the northeast corner of 119th Street and 248th Avenue (PIN 07-01-21-300-002-0000), in Will County, Illinois. Second by Commissioner Nicholson. The motion carried unanimously by voice vote:

Ayes: Faheem, Campanella, Heinen, Nicholson, Wagner and Minnis
Nays: None
Absent: Valerga

Ms. Martin presented the staff report for the proposed development application.

Chairman Minnis swore in Caitlin Csuk, attorney. Ms. Csuk provided the commission with an overview of the development.

Chairman Minnis asked for Public Comments.

Chairman Minnis swore in Heather Roach supports the development but is concerned about traffic.

There was discussion about traffic impact study, deviations from the code mentioned in staff report (setbacks, lot size, lot width, lot/building coverage, density, and right-of-way width), one-acre custom home lot, site access from 119th St., crosswalk on 119th St., pedestrian path on 119th St., future access for the vacant property to the east, landscaping and fencing along 119th St., home models available for this development, price ranges of the models, Future Land Use designation, park/open space, road improvements, fence maintenance & restrictions, and side load garages.

The Plan Commission would like staff to work with the developer regarding access to the development from 119th St. with keeping in mind the future development to the east, landscaping/berming along 119th St. and 248th Ave., and having the full access on 119th St. be right in/out during school arrival and dismal.

Commissioner Heinen stated he does not support this development because he is hearing from real estate professionals and feels that the Village need more custom homes because there is a demand for them.

Commissioner Nicholson made a motion to close the Public Hearing for the proposed request for annexation and special use for a Planned Development (PD) for a 91 unit single-family residential subdivision, for the property located at the northeast corner of 119th Street and 248th Avenue (PIN 07-01-21-300-002-0000), in Will County, Illinois. Second by Commissioner Campanella. The motion carried unanimously by voice vote:

Ayes: Faheem, Campanella, Heinen, Nicholson, Wagner and Minnis
Nays: None
Absent: Valerga

Commissioner Nicholson made a motion to recommend approval of annexation of the residential development commonly known as Bluestem (PIN: 07-01-21-300-002-0000), located generally on the northwest corner of 119th Street and 248th Avenue, as a logical extension of the Village boundary.

Commissioner Wagner seconded the motion. **The motion carried 5:1 by roll call vote.**

Ayes: Faheem, Campanella, Nicholson, Wagner and Minnis
Nays: Heinen
Absent: Valerga

Commissioner Faheem made a motion to adopt the findings of fact of staff as the findings of fact of the Plan Commission and, furthermore, recommend approval of the special use for planned development to permit a 91-unit single-family residential community, commonly known as Bluestem subject to the following two (2) stipulations:

1. **Compliance with the requirements of the Village Engineer; and**
2. **Compliance with the requirements of the Plainfield Fire Protection District.**

Commissioner Nicholson seconded the motion. **The motion carried 5:1 by roll call vote.**

Ayes: Faheem, Campanella, Nicholson, Wagner and Minnis
Nays: Heinen
Absent: Valerga

Commissioner Wagner made a motion to recommend approval of the Preliminary Plat of Subdivision for a 91-unit single-family residential community, commonly known as Bluestem, subject to the following two (2) stipulations:

1. **Compliance with the requirements of the Village Engineer; and**
2. **Compliance with requirements of the Plainfield Fire Protection District.**

Commissioner Campanella seconded the motion. **The motion carried 4:2 by roll call vote.**

Ayes: Campanella, Nicholson, Wagner and Minnis
Nays: Faheem and Heinen
Absent: Valerga

BLUESTEM SUBDIVISION (CASE 2121-122325.AA.SU.PP)

Commissioner Faheem made a motion to accept the Plan Commission & Zoning Board of Appeals Annual Report, June 1, 2025 through May 31, 2026.

Commissioner Campanella seconded the motion. **The motion carried 6:0 by roll call vote.**

Ayes: Faheem, Campanella, Heinen, Nicholson, Wagner and Minnis
Nays: None
Absent: Valerga

DISCUSSION

Chairman Minnis expressed his appreciation to Commission Heinen for looking at the long-term view of the Village.

Chairman Minnis read the reminders.

ADJOURN
Chairman Minnis adjourned the meeting at 8:16 p.m.

Respectfully submitted by



Tracey Erickson
Recording Secretary

Click to view the video of the meeting.

John F. Argoudelis
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Margie Bonuchi
Richard Kiefer
Siv Panicker
Tom Ruane
Vanessa Sula
Brian Wojowski

TO: **PLAN COMMISSION**
FROM: **JONATHAN PROULX, DIRECTOR OF PLANNING**
DATE: **July 2, 2026**
SUBJECT: **REPORT TO PLAN COMMISSION**
15707 S. ROUTE 59
CASE NUMBER 2135-052926.AA/REZ

REQUESTS:	Annexation, Map Amendment (Re-Zoning) (**Public Hearing**)
LOCATION:	East of Illinois Route 59, between Renwick Rd. and Fort Beggs Dr.
APPLICANT:	15707 S. Route 59, LLC
CURRENT ZONING:	Will County R-3
PROPOSED ZONING:	BT – Business Transition District
COMP. PLAN:	*Single-Family Neighborhoods*

DISCUSSION

The applicant is proposing to annex the subject property into the Village's corporate limits and convert the existing residential structure into a professional office use to support its business ventures (Little Leaner Children's Academies) in the area. The existing structure would be used to host office functions for the business. In the future, the property could be redeveloped to include a Little Learner location on-site.

The adjacent land uses and zoning are as follows:

North:	Parking for St. Mary's Immaculate Parish (R-1)
South:	Medical Office (BT)
East:	St. Mary's Immaculate Parish (R-1)
West:	Route 59 (Strategic Regional Arterial)

ANALYSIS

Annexation

The applicant is seeking to annex into the Village of Plainfield by annexation agreement. The subject parcel is contiguous to the Village of Plainfield's municipal on all sides and is also within the Village's Facility Planning Area (FPA). The subject site is also included in the Village's boundaries within the "Future Land Use Plan" of the Village's *Comprehensive Plan*. Staff submits that annexation of the property would be a logical extension of the Village's boundaries.

Map Amendment (Re-Zoning)

The re-zoning request involves rezoning from the default R-1 zoning that would be applied to the property upon annexation to the requested BT – Business Transition zoning district. According to the zoning code (Sec. 9-59[4]), the intent of the BT district is to "provide opportunities for the preservation of residential structures and neighborhood character while permitting conversion to a limited range of commercial sues in properties located along arterial streets and/or within the downtown. The district is not intended for general office and/or commercial expansion, development, or redevelopment."

Staff submits that the BT zoning may be appropriate for the proposed office use of the property but the B-3 zoning district may be most appropriate for the long-term plans for potential redevelopment. The zoning code (Section 9-36[5]) states that the Plan Commission shall not recommend approval of a map amendment (re-zoning) unless the following findings of fact have been established based on the evidence presented.

a. *That the amendment promotes the public health, safety, comfort, convenience and general welfare, and complies with the policies and official plans of the Village; and*

Staff notes that the requested BT zoning corresponds with the "Transitional Commercial" land use designation for the two parcels as identified in the *Comprehensive Plan.* However, staff believes care must be taken in how the actual commercial uses are implemented to assure that the result is in keeping with the spirit and intent of the "Transitional Commercial" land use designation and the BT zoning district. In terms of land use policies, staff does note that in the past, the Board of Trustees has been reluctant to approve Business Transition re-zoning for lots that did not front directly on a major arterial roadway. Staff submits that the proposed map amendment would not create a negative impact on the public health, safety, comfort, convenience or general welfare of the community.

b. *The trend of development in the area of the subject property is consistent with the requested amendment; and*

A review of the Business Transition uses along the Route 59 corridor shows that there are many examples of commercial structures adjacent to residential areas in a manner that is comparable to what is proposed in this case, including the lot immediately abutting to the south and eight (8) additional BT-zoned parcels along Route 59 between Fort Beggs Drive and Lockport Street.

c. *The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and*

Staff submits that the commercial uses permitted by the BT zoning district are appropriate given the parcel's location along Route 59 and adjacent to St. Mary's. Meanwhile, these conditions make the property less well suited for residential use.

d. *The property cannot yield a reasonable use if permitted only under the conditions allowed under the existing zoning classification; and*

Planning staff consistently receives requests for consideration of Business Transition zoning along the Village's major arterial roadways, including Route 59. Staff believes that many of these areas are more viable if granted Business Transition zoning. Staff finds that the conditions that stress the viability of the existing residential uses – such as the increasing traffic and congestion on Route 59 – will likely continue to worsen and ultimately may reach a point when the residential use is no longer feasible.

e. *The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

Staff believes there is nothing inherent in the map amendment that would create a conflict or unavoidable detriment to the adjacent properties. Staff also notes that any future redevelopment is subject to site plan review. The Village ultimately controls the aspects of the site design to provide assurances that the essential character of the neighborhood will be preserved.

CONCLUSION /RECOMMENDATION

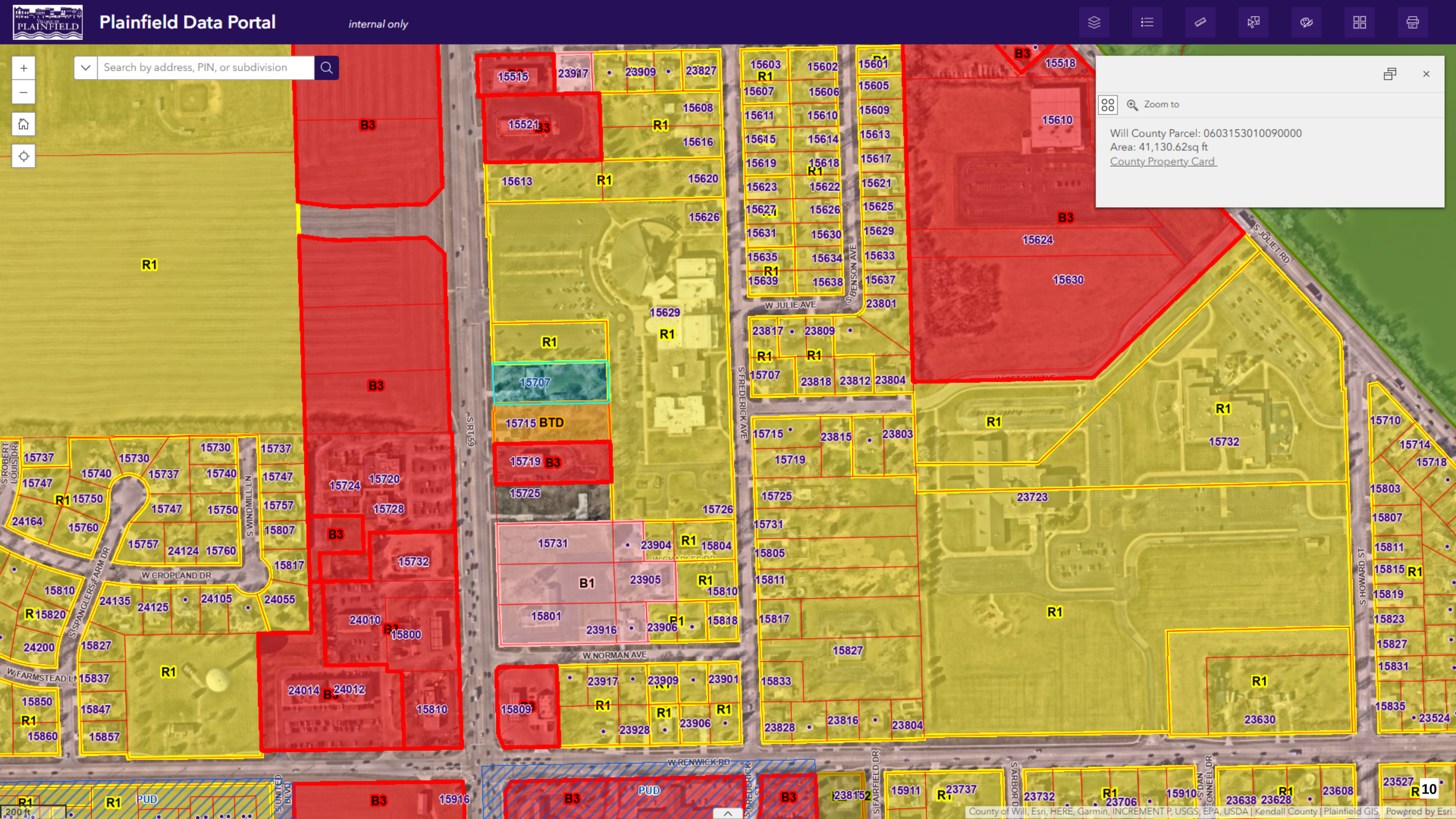
Prior to any input provided during the public hearing, and subject to discussion by the Plan Commission, staff recommends approval of the proposed annexation and map amendment (re-zoning). Should the Plan Commission agree, the following motions are suggested:

Annexation

I move we recommend approval of the proposed annexation of the property commonly known as 15707 S. Route 59 (PIN 06-03-15-301-009-0000) as a logical extension of the Village's municipal boundary.

Map Amendment (Re-Zoning)

I move we adopt staff's finding of facts as the findings of fact of the Plan Commission and recommend approval of the requested map amendment (re-zoning) of the subject property from R-1 to BT.

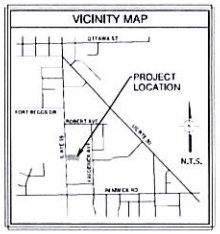

Plainfield Data Portal
internal only
Search by address, PIN, or subdivision
Zoom to
Will County Parcel: 0603153010090000
Area: 41,130.62sq ft
County Property Card
W JULIE AVE
W NORMAN AVE
W RENWICK RD
W CROPLAND DR
W FARMSTEAD LN
S FREDERICK AVE
S BENSON AVE
S JOLIET RD
S HOWARD ST
S WINDMILL LN
S SPANGLERS FARM DR
S ROBERT LOUIS DR
S FAIRFIELD DR
S ARBOR D
S DAN O'NEIL DR
R1
B3
B1
PUD
BTD
200 ft
10
County of Will, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Kendall County | Plainfield GIS
Powered by Esri

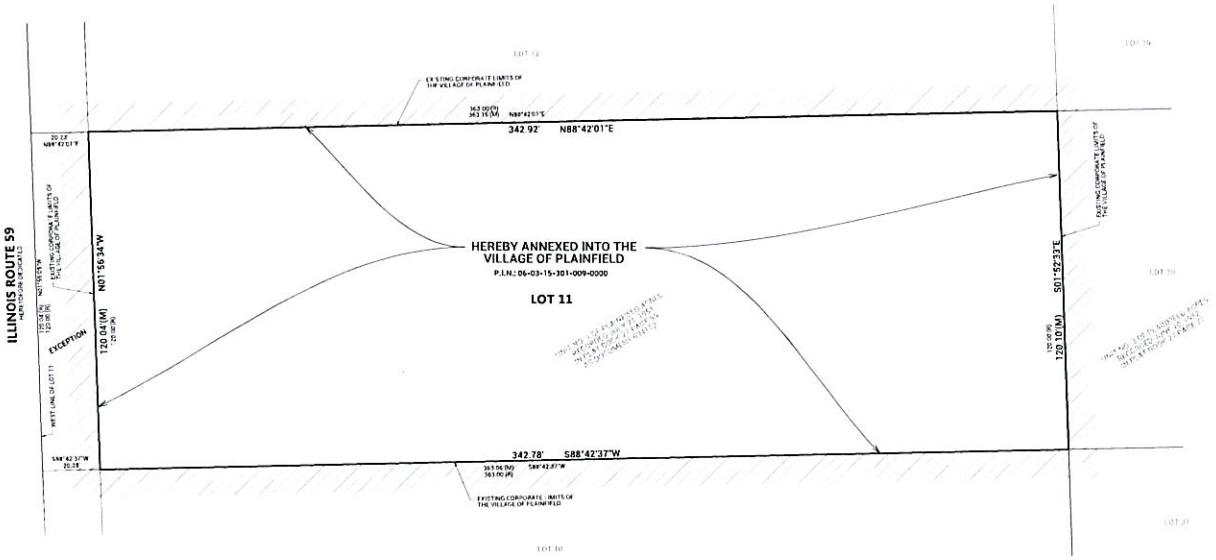
PLAT OF ANNEXATION

TO THE VILLAGE OF PLAINFIELD, WILL COUNTY, ILLINOIS

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOID

VICINITY MAP





N

SCALE 1" = 20'

0 20 40

= EXISTING CORPORATE LIMITS OF THE VILLAGE OF PLAINFIELD

DESCRIPTION OF PROPERTY TO BE ANNEXED:

LOT 11 UNIT 1, PLAINFIELD ACRES, A SUBDIVISION OF THE SOUTH 230.0 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1951 AS DOCUMENT NO. 694172 IN PLAT BOOK 27, PAGE 55, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES, 42 MINUTES, 01 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 20.22 FEET; THENCE SOUTH 1 DEGREE, 56 MINUTES, 34 SECONDS EAST, A DISTANCE OF 120.04 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE SOUTH 88 DEGREES, 41 MINUTES, 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 20.39 FEET TO THE SOUTHWEST CORNER OF LOT 11; THENCE NORTH 1 DEGREE, 55 MINUTES, 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 120.04 FEET (120.0 FEET RECORDED) TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.056 AC+/-, MORE OR LESS IN WILL COUNTY, ILLINOIS.

AREA TO BE ANNEXED

TOTAL AREA = 41,185 SQUARE FEET OR 0.945 ACRES, MORE OR LESS

OWNER

JOHN P. CHILD AND PATRICIA M. CHILD, JOINT DECLARATION OF TRUST DATED THE 31ST OF JULY, 2025
JOHN P. & PATRICIA M. CHILD, TRUSTEES

P.I.N.

06-03-15-301-009-0000

PROPERTY ADDRESS:

13707 S. ROUTE 59
PLAINFIELD, IL 60544

NOTES:

1. REFER TO OWNER'S TITLE POLICY FOR BUILDING LINES AND EASEMENTS.
2. THIS EXHIBIT WAS PREPARED PER PLAT OF SURVEY PREPARED BY STEVENS SURVEYING INC. DATED APRIL 3, 2026 PROVIDED BY CLIENT.
3. BASIS OF BEARINGS ARE BASED ON THE PARCEL DESCRIPTION AS NOTED ON THE ABOVE REFERENCED PLAT OF SURVEY

STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001117 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF ANNEXATION AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER OUR HAND AND SEAL THIS 30th DAY OF APRIL, 2026, IN MORRIS, ILLINOIS.

JOSHUA M. SCHROEDER, I.P.L.S. No. 035-4121
LICENSE EXPIRES: 11-30-2026
jschroeder@spacecoinc.com

PROFESSIONAL LAND SURVEYOR
JOSHUA M SCHROEDER
035.004121
MORRIS, IL
STATE OF ILLINOIS

PREPARED FOR:
KGG LLC
111 NORTH OTTAWA STREET
JOLIET, ILLINOIS 60432

NO.	DATE	REMARKS

NO.	DATE	REMARKS

Morris Office
324 1/2 N Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0760

Spaceco
Civil Engineering & Surveying
spacecoinc.com Plainfield, IL • Morris, IL • Indianapolis, IN

FILENAME: 14676ANNX
DATE: 04/30/2026
JOB NO. 14676
SHEET 1 OF 1